

PD 1036

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September 2, 2011

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

Richard F. Klawiter
DLA Piper LLP (US)
203 North LaSalle Street, Suite 1900
Chicago, IL 60601-1293

Re: Lake Michigan and Chicago Lakefront Protection Ordinance Waiver request for Residential Planned Development No. 1036, 425 West Belmont Avenue

Dear Mr. Klawiter:

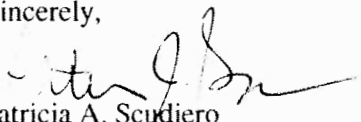
Please be advised that your request for a Lake Michigan and Chicago Lakefront Protection Ordinance Waiver to Residential Planned Development No. 1036 has been considered by the Department of Housing and Economic Development. The subject property is located within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District.

On behalf of Bucks Traverse LLC, the owner and developer of all the property with the Planned Development, you are requesting an exemption from the Lake Michigan and Chicago Lakefront Protection Ordinance (Lakefront Ordinance) pursuant to Section 16-4-150 of the Chicago Zoning Ordinance to allow the renovation and rehabilitation of the existing building, including the addition (within the existing structure) of 10 dwelling units, for a total of 39 dwelling units. Five parking spaces would be added to the existing five spaces for a total of ten parking spaces. Pursuant to the Lakefront Ordinance, repairs and rehabilitations which do not exceed 50% of the total cost of replacement of the existing structure are exempt from securing approval of the Chicago Plan Commission. Based on the calculations submitted with your request letter dated August 19, 2011, the estimated cost of the proposed work is approximately 29% of the total cost of replacement.

Residential Planned Development No. 1036 (PD 1036), as approved on November 1, 2006, contemplates the demolition of the existing building and construction of a new 12-story residential building containing 56 dwelling units and 62 parking spaces. Pursuant to Statement 15 of PD 1036, unless substantial construction of the improvements contemplated with the PD have commenced within six years following adoption of this Planned Development, then this planned development shall expire on November 1, 2012.

Therefore, I hereby approve your request for a waiver from the Chicago Plan Commission approval provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance for the proposed renovation and rehabilitation of the existing building at 425 W. Belmont Avenue.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file



September 2, 2011

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

Richard F. Klawiter
DLA Piper LLP (US)
203 North LaSalle Street, Suite 1900
Chicago, IL 60601-1293

Re: Administrative Relief request for Residential Planned Development No. 1036, 425 West Belmont Avenue

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Residential Planned Development No. 1036 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement 12 of the Planned Development.

On behalf of Bucks Traverse LLC, the owner and developer of all the property with the Planned Development, you are requesting to allow the renovation and rehabilitation of the existing building, including the addition (within the existing structure) of 10 dwelling units, for a total of 39 dwelling units. Five parking spaces would be added to the existing five spaces for a total of ten parking spaces.

Residential Planned Development No. 1036 (PD 1036), as approved on November 1, 2006, contemplates the demolition of the existing building and construction of a new 12-story residential building containing 56 dwelling units and 62 parking spaces. The owner and developer acknowledges and agrees that if granted, this minor change would supersede the development plans for the new building previously approved as part of PD 1036 and they would have no further right to construct such building upon the issuance of Part II approval for the proposed rehabilitation of the existing building. Also, pursuant to Statement 15 of PD 1036, unless substantial construction of the improvements contemplated with the PD have commenced within six years following adoption of this Planned Development, then this planned development shall expire on November 1, 2012.

With regard to your request, the Department of Housing and Economic Development has determined that allowing the renovation and rehabilitation of the existing building will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 1036, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file

15576

~~the alley next south of and parallel to West Armitage Avenue; the alley next east of and parallel to North California Avenue; a line 328.07 feet south of and parallel to West Armitage Avenue; North California Avenue; a line 28 feet south of and parallel to the alley next south of and parallel to West Armitage Avenue; and a line 106.83 feet east of and parallel to North California Avenue,~~

~~to those of a B2-2 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.~~

~~SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.~~

Reclassification Of Area Shown On Map Number 7-F.

(As Amended)

(Application Number 15576)

RPD 1036

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the RM6 Residential Multi-Unit District symbols and indications as shown on Map Number 7-F in the area bounded by:

West Belmont Avenue; the alley next east of and parallel to North Hudson Avenue; the alley next south of and parallel to West Belmont Avenue; and North Hudson Avenue,

to those of Residential Planned Development Number *1036* which is hereby established in the area described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development Number 1036.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 1036 consists of approximately eighteen thousand thirty (18,030) square feet (zero and forty-two hundredths (0.42) of an acre) and is owned or controlled by the applicant, Belmont Hudson, L.L.C. (the "Applicant").
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of street or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and if different than the Applicant, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any application for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for the purpose of this paragraph shall mean any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors.
4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Land-Use Map; a Boundary and Property Line Map; Site Plan; a Landscape Plan; Elevations and Floor Plans dated October 19, 2006 prepared by Hartshorne and Plunkard Architects, which are incorporated herein. Full size sets of the Site Plan; Rooftop Plan, Landscaping Plan and Building Elevations are on file with the Department of Planning and Development. This planned development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply to

the area delineated herein. In any instance where a provision of this planned development conflicts with the Chicago Building Code, the Building Code shall apply.

5. The following uses shall be permitted within the area delineated herein as Residential Planned Development Number 1036: a total of fifty-six (56) residential units to be located within the proposed twelve (12) story residential building with accessory uses, accessory parking and loading.
6. On-premises signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with this planned development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all guest parking spaces shall be accessible parking.
8. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
9. The height of any building and any appurtenance hereto shall not exceed the height established within the Bulk Regulations and Data Table and Building Elevations and shall also be subject to height limitations approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of floor area ratio ("F.A.R.") calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.
11. Improvements to the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan and the Landscape Plan attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the applicable standards of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

12. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereto. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance. Such minor changes may include a reduction in periphery setbacks.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of nature resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D."). The Applicant will provide vegetative ("green") roof totaling twenty-five percent (25%) of the net roof area of the building to be constructed within the planned development. ("Net roof area") shall be defined as the total area of the roofs minus perimeter setbacks, rooftop structures and roof-mounted equipment.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. Unless substantial construction of the improvement contemplated within this planned development has commenced within six (6) years following adoption of this planned development, and unless completion thereof is diligently pursued, then this planned development shall expire and the property shall automatically convert to that of RM6 Residential Multi-Unit District. This six (6) year period may be extended for up to one (1) additional year if, before expiration of the six (6) year period, the Commissioner of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Land-Use Map; Property Line and Boundary Map; Site Plan; Landscape Plan; Building Elevations; Zoning Map; Map of Vicinity; Map of Existing Site; Proposed Site Plan; Floor Plans; and Green Roof Plan referred to in these Plan of Development Statements printed on pages 90410 through 90433 of this *Journal*.]

Bulk Regulations and Data Table and Guidelines and Application Form referred to in these Plan of Development Statements read as follows:

Residential Planned Development Number 1036.

Table Of Bulk Regulations And Controls.

Gross Site:	30,098 square feet (0.69 of an acre)
Public Street and Alleys:	12,068 square feet (0.27 of an acre)
Net Site Area:	18,030 square feet (0.42 of an acre)
Base Floor Area Ratio:	4.4
Bonus/Premium	0.132 (allowed by Section 17-2-0304-C)
Maximum Floor Area Ratio	4.532
Permitted Uses:	Residential uses, related and accessory uses as listed in Statement Number 5
Maximum Number of Dwelling Units:	56 residential units
Number of Off-Street Parking Spaces to be provided:	62 parking spaces
Minimum Loading Berths:	1 at 10 feet by 25 feet
Maximum Percentage of Land Covered:	In substantial conformance with the attached Site Plan
Maximum Building Height:	147 feet to the top of the underside of the roof Joists as defined in Section 17-17-0311
Minimum Periphery Setbacks:	In substantial conformance with the attached Site Plan

Application Number 498

City Of Chicago

**An Application To The Chicago Plan Commission
Under The Lake Michigan And Chicago
Lakefront Protection Ordinance.****(This Application Must Be Typewritten)**

The Chicago Plan Commission has provided this Application Form in accordance with Section 194B-6.1(a) of the Lake Michigan and Chicago Lakefront Protection ordinance. The conditions under which the provisions of this ordinance are applicable are stated in Section 194B-5.1 of the ordinance. The process of Plan Commission review and public hearing on each proposal within the Lake Michigan and Chicago Lakefront Protection District will commence with the Applicant's submission to the Chicago Plan Commission of a completed Application Form and the required proof of notice. Strict compliance with Section 194B-6.1(c) is required.

The staff of the Department of Planning is available to provide technical assistance to the Applicant, before preparation of his application, during the processing stages, and to review the application at submission to the Chicago Plan Commission. Copies of the ordinance and this Application Form and examples of forms for both notification and proof of notice, are available from the Commissioner of Planning, in Room 1003, Lakefront Unit, City Hall, 121 North La Salle Street, Chicago, Illinois 60602, Phone (Omitted for printing purposes).

This Application Form consists of Five Parts on seventeen (17) pages:

- | | |
|--------------------|--|
| Part One: | General Information |
| Part Two: | Character of Proposal |
| Part Three: | Zoning Information |
| Part Four: | Potential Impact of Proposal (two (2) sections: |
| Part Five: | Disclosure Forms (six (6) sections: |

A copy of this Application will be available for public inspection in the office of the Commissioner of Planning, Room 1000, five (5) days prior to the date of which the

public hearing on this Application before the Chicago Plan Commission is to commence.

Section Below For Office Use Only.

Date of receipt in DP: _____ In Buildings _____	Z.B.A. action necessary? ___ yes ___ no: Type Status: _____
Date of Applicant Notice to taxpayers of record: _____	Disclosure necessary? ___ yes ___ no
Date set for public hearing: _____	Simultaneous Planned Development processing ___ yes ___ no
Date on which Plan Commission published newspaper notice: _____	Previous Application this address? ___ yes ___ no; number: _____
Date of publication of report of Commissioner of DP: _____	Zoning map amendment? ___ yes ___ number: _____
Date forwarded to: DIS ___ DSS ___ DPW ___ Pk. D. ___ Other _____	Disposition Approved _____ Disapproved _____ Continued _____, to: _____ Date Application notified of decision: _____

Site Address: 419 -- 427 West Belmont Avenue And 3171 -- 3177 North Hudson Avenue

Guidelines For Completing Part One Of The Application.

Part One of this Application provides general information to the Plan Commission for use in preparing its public notices of the proposal set forth in the Application and in preparing its review of that proposal.

1. The date entered in I. should be the date on which the Application is filed.
2. The location of the site of the proposal should be given by street address; if

there is no address, the location must be described in relation to existing streets, rights-of-way or other fixed points of reference.

- 3. The Applicant must state his own name, address and telephone number and the name, address and telephone number of the owner of the subject property. The Applicant must be either the owner of the subject property or his duly authorized agent or representative, and, if the Applicant is an agent or representative, the Applicant must submit proof to the Commission that he is authorized to represent the owner of the subject property.

Whenever the ownership of the subject property is complex -- a partnership, corporation, land trust or association -- the Applicant shall so indicate. Further, the Commission may require disclosure of all real parties of interest in the subject property.

- 4. The description of a proposal should include, at a minimum, types of land uses and space uses, floor area, number of dwelling units and height of proposed structures in feet or stories. Additional concise information may also be included.
- 5. Under the provisions of Section 194B-6.1(c) of the Lake Michigan and Chicago Lakefront Protection Ordinance, the Applicant must submit to the Commission at the time of filing an Application, a list of the names and last known addresses of the owners of all property on which notice must be served, the method of service employed, the names and addresses of persons so served, and a statement certifying that the Applicant has complied with the noticing provisions of Section 194B-6.1(c) of the Lake Michigan and Chicago Lakefront Protection Ordinance. The Commission will not accept an application unless and until the Applicant furnishes the required list and certificate.
- 6. If there are any other approvals required from other public agencies before the Applicant can proceed with his proposal, they should be listed; except that other City of Chicago licenses and permits may be omitted as items requiring listing herein. If no other approvals are required, enter "None" under VI A. Examples of items which should be listed include approval of F.H.A. financing, a United States Corps of Engineers permit, Federal Aviation Authority Approval, among others.

Part One: General Information.

I. Date of Application: June 7, 2006

II. Address or location of the Site of the Proposal: _____

419 -- 427 West Belmont Avenue and 3171 -- 3177 North Hudson Avenue

III. Information on the Applicant and the Owner:

A. Applicant

- 1. Name: Belmont & Hudson, L.L.C. Phone: _____
- 2. Address: 236 West Waukegan Road, Glenview, Illinois 60025

B. Owner

- 1. Name: Same as above Phone: Same as above
- 2. Address: _____

C. If the Applicant is not the owner, check here that proof has been attached to this Application that the Applicant is the duly authorized agent or representative of the owner.

D. If the ownership of the subject property is complex, the Applicant shall indicate the type of ownership:

- 1. Land Trust
- 2. Partnership or Association
- 3. Corporation
- 4. Limited Liability Company

IV. Brief Description of the Proposal: _____

V. The noticing provisions of Section 194B-6.1(c) have been completed as they apply to the Applicant: Check here .

VI. The Applicant must also obtain the following approvals in addition to the approval of the Plan Commission:

A. Nature of Approval: Zoning Amendment Application/Residential
Business Planned Development

Agency: Department of Zoning and Department of Planning and Development

B. Nature of Approval: _____

Agency: D.C.A.P.

C. Nature of Approval: Driveway/curb cut approval

Agency: C.D.O.T.

Address: 419 -- 427 West Belmont Avenue and
3171 -- 3177 North Hudson Avenue

Guidelines For Completing Part Two Of The Application.

All graphic materials must be submitted in an eight and five-tenths inches by eleven inches (8.5" x 11") format and must be suitable for clear and sharp, black and white reproduction. Each map or diagram should have a scale and a north arrow. Each sheet of graphic material must be labeled with the appropriate figure number. If there are multiple sheets comprising one figure -- for example Figure 4 -- those sheets should be labeled consecutively, for example Figure 4-1, Figure 4-2, et cetera, and each sheet should contain the address of the site of the proposal in the lower left corner.

For Figure 1, the Applicant should consider the "vicinity of the site" to be at least as extensive as the area for which he is required to give notice plus any intervening streets or other public rights-of-way.

For Figures 3 and 4, the Applicant should consider that "recreation areas" and "recreation space and facilities" include game courts, swimming pools and pool areas, game rooms, exercise rooms, party rooms, community rooms, observation decks and sun decks.

The required narrative statement should describe the features of the proposed development, including size and mix of dwelling units, mix of uses on the site, et cetera. It should present a basic rationale for the development.

For Figure 6, the Applicant is urged to provide any materials at eight and five-tenths by eleven inches (8.5" x 11") which will facilitate the review of his Application.

Part Two: Character Of The Proposal.

This portion of the Application must be completed by attaching the following items, correctly sized and labeled, to the Application:

- I. Figure 1: A Map of the Vicinity of the Site, showing Lake Michigan, lakefront parks, preferential streets, schools, parks, major institutions. All streets on this map should be named, and the outline and height on all structures on properties immediately adjacent to the site of the proposal must be shown.
- II. Figure 2: A Map of the Existing Site, showing locations and dimensions of lot lines; contour intervals five (5) foot; existing structures, walkways, driveways, special features.
- III. Figure 3: The Proposed Site Plan, showing locations and dimensions of proposed structures, driveways and walkways; proposed exterior parking areas; proposed exterior open space and recreation areas.
- IV. Figure 4: Proposed Floor Plans, including the ground floor, a typical floor, any floor with recreation space or facilities.
- V. Figure 5: An Elevation or Cross-section, showing the height and number of stories for all proposed structures.
- VI. Narrative: A Statement Describing the Proposed Development.

In addition, the Applicant is encouraged to provide additional graphic materials, visual aids; e.g., photographs, renderings, data tables, among others. Any such exhibits shall be labeled Figure 6.

Part Three: Zoning Information.

The Applicant shall provide the basic data on zoning considerations for the site of the proposal. Calculations may be shown below on this page and on page 8.

I. Is a planned development ordinance or an amendment to an existing planned development required or permitted for the subject site?

X required X permitted _____ no

If a planned development approach is required, or if it is permitted and the Applicant chooses to seek a planned development amendment, the Applicant is not required to complete the remainder of Part Three of this Application Form.

Address: 419 -- 427 West Belmont Avenue and 3171 -- 3177 North Hudson Avenue

II. Is Zoning Board of Appeals approval a variation or a special use either necessary or contemplated in relation to the Applicant's proposal?

_____ yes _____ no X N.A.

If "yes", please explain the nature of the approval.

_____ N.A.

III. Net Site Area and Existing Zoning District Classification (list that portion of the net site area in each):

District Classification	Area
A. _____ N.A _____	_____ square feet
B. _____	_____ square feet
C. _____	_____ square feet
D. Total Net Site Area:	_____ square feet

IV. Dwelling Units.

A. Maximum units allowed:

- 1. Without efficiency units: N.A. .
- 2. With maximum percent of efficiency units: .

B. Proposed Number Of Units.

- 1. Dwelling units: .
- 2. Efficiency Units: N.A.
- 3. Total Units: .

C. Does the Applicant intend to increase allowable floor area by reducing the number of units constructed below the maximum allowed?

 yes no X N.A.

If "yes" there will be units fewer than the maximum allowed, and the Floor Area Ratio for the site will be increased by %.

Address: 419 -- 427 West Belmont Avenue and 3171 -- 3177 North Hudson Avenue.

This page for calculations.

N.A.

Address: 419 -- 27 West Belmont Avenue And 3171 -- 77 North Hudson Avenue.

V. Bulk.

A. Base Floor Area Ratio (F.A.R.), without bonuses: _____.

B. Proposed F.A.R., include all bonuses: _____ N.A.

C. List all bonuses used in computing B, above:

1. _____

2. _____

3. _____

D. Proposed Floor Area: _____ square feet.

E. Percentage of floor area devoted to interior recreation space, meeting rooms, etc.: _____% N.A.

VI. Off-Street Parking and Loading.

N.A.

Minimum Required

Number Proposed

A. Parking Spaces _____

B. Loading Docks _____

VII. Setbacks.

Minimum Required

N.A.

Proposed

A. Front _____

B. Side _____

C. Rear _____

Address: 419 -- 427 West Belmont Avenue and 3171 -- 3177 North Hudson Avenue.

Part Four: Potential Impact Of The Proposal.

The Chicago Plan Commission requires that the Applicant address the Fourteen Basic Policies of the Lakefront Plan of Chicago and the Thirteen Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance, as listed below, in a written statement to the Commission attached to this Application Form and labeled Part Four. The statement should indicate which policies or purposes are or are not applicable to the Applicant's proposal, and, for those policies and purposes which are applicable, the statements should discuss the potential impact of the proposal.

I. Fourteen Basic Policies:

1. Complete the publicly owned and locally controlled park system along the entire Chicago lakefront.
2. Maintain and enhance the predominantly landscaped, spacious and continuous character of the lake shore parks.
3. Continue to improve the water quality and ecological balance of Lake Michigan.
4. Preserve the cultural, historical and recreational heritage of the lakeshore parks.
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted.
6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure time activities.
7. Protect and develop natural lakeshore park and water areas for wildlife habitation.
8. Increase personal safety.
9. Design all lake edge and lake construction to prevent detrimental shoreline erosion.
10. Ensure a harmonious relationship between the lakeshore parks and the community edge, but in no instance will further private development be permitted East of Lake Shore Drive.
11. Improve access to the lakeshore parks and reduce through vehicular traffic on secondary park roads.
12. Strengthen the parkway characteristics of Lake Shore Drive and prohibit the roadway of expressway standards.
13. Ensure that all port, water supply and public facilities are designed to enhance lakefront character.

14. Coordinate all public and private development within the water, park, and community zones.

Part Four: Potential Impact Of The Proposal.

II. Thirteen Purposes:

1. To promote and protect the health, safety, comfort, convenience and the general welfare of the people and to conserve our natural resources.
2. To identify and establish the Lake Michigan and Chicago Lakefront Protection District and to divide that District into several zones wherein any and all development or construction, as specified in Article V hereinafter, shall be specifically restricted and regulated.
3. To maintain and improve the purity and quality of the waters of Lake Michigan.
4. To insure that construction in the Lake or modification of the existing shoreline shall not be permitted if such construction or modification would cause environmental or ecological damage to the Lake or would diminish water quality; and to insure that the life patterns of fish, migratory birds and other fauna are recognized and supported.
5. To insure that the Lakefront Parks and the Lake itself are devoted only to public purposes and to insure the integrity of and expand the quantity and quality of the Lakefront Parks.
6. To promote and provide for continuous pedestrian movement along the shoreline.
7. To promote and provide for pedestrian access to the Lake and Lakefront Parks from and through areas adjacent thereto at regular intervals of one-fourth mile and additional places wherever possible, and to protect and enhance vistas at these locations and wherever else possible.
8. To promote and provide for improved public transportation access to the Lakefront.
9. To insure that no roadway of expressway standards, as hereinafter defined, shall be permitted in the Lakefront Parks.
10. To insure that development of properties adjacent to the Lake or the Lakefront Parks is so defined as to implement the above-stated purposes, provided, however, that with respect to property located within the Private Use Zone as established by Article V, VI and IX of this Ordinance, the permitted use, special use, lot area per dwelling

unit, and floor area ratio provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, shall govern except where such provisions are in substantial conflict with the purposes of this Ordinance or the Fourteen Basic Policies of the Lakefront Plan of Chicago.

11. To achieve the above-stated purposes, the appropriate public agency should acquire such properties or rights as may be necessary and desirable.
12. To define and limit the powers and duties of the administrative body and officers as provided herein.
13. Nothing contained in the Lake Michigan and Chicago Lakefront Protection Ordinance shall be deemed to be a waiver or consent, license or permit to use any property or to locate, construct or maintain any building, structure or facility or to carry on any trade, industry, occupation or activity which may be otherwise required by law.

Part Four: 419 -- 427 West Belmont Avenue and 3171 -- 3177 North Hudson Avenue.

Fourteen Basic Policies:

1. Complete the publicly owned and locally controlled park system along the entire Chicago lakefront.

The proposed residential redevelopment of the subject property will not affect or impact this policy. The Applicant, Belmont & Hudson, L.L.C., owns the subject property located at 419-427 West Belmont Avenue/3171 -- 3177 North Hudson Avenue.

2. Maintain and enhance the predominantly landscaped, spacious and continuous character of the lakeshore parks.

The proposed residential redevelopment of the subject property will not affect or impact the landscaped, spacious and continuous character of the lakeshore vicinity.

3. Continue to improve the water quality and ecological balance of Lake Michigan.

The proposed residential redevelopment of the subject property will not have a negative impact on the water quality and ecological balance of Lake Michigan.

4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks.

The proposed residential redevelopment of the subject property will not affect or impact the lakeshore parks.

5. Maintain and improve the formal character and open water vista of Grant Park with no new above ground structures permitted.

N.A.

6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure time activities.

The proposed residential redevelopment of the subject property will not affect or impact this policy.

419 -- 427 West Belmont Avenue/3171 -- 3177 North Hudson Avenue,
Chicago, Illinois 60657

Project Narrative.

The subject property located at 419 -- 427 West Belmont Avenue and 3171 -- 3177 North Hudson Avenue is approximately one hundred twenty and twenty-hundredths (120.20) feet wide and one hundred fifty (150) feet deep for approximately eighteen thousand thirty (18,030) square feet. It is currently improved with a three (3) story bricking building.

The Applicant proposes to redevelop the subject property with a new, twelve (12) story residential building. The building will contain fifty-six (56) dwelling units and on-site parking for sixty-one (61) cars.

The dwelling units will be a mixture of one (1), two (2) and three (3) bedrooms. The units will vary in size from six hundred sixty (660) square feet to one thousand five hundred fifty (1,550) square feet.

As stated previously, there will be on-site parking for sixty-one (61) cars. All of the spaces will be enclosed and located on the first two (2) levels of the proposed development. These spaces will be accessed from the public alleys located at the rear and eastern portion of the subject property.

Other features of this development include an on-site loading zone, a green roof on top of the parking structure located at the rear, and a green roof on top of the building itself.

90410

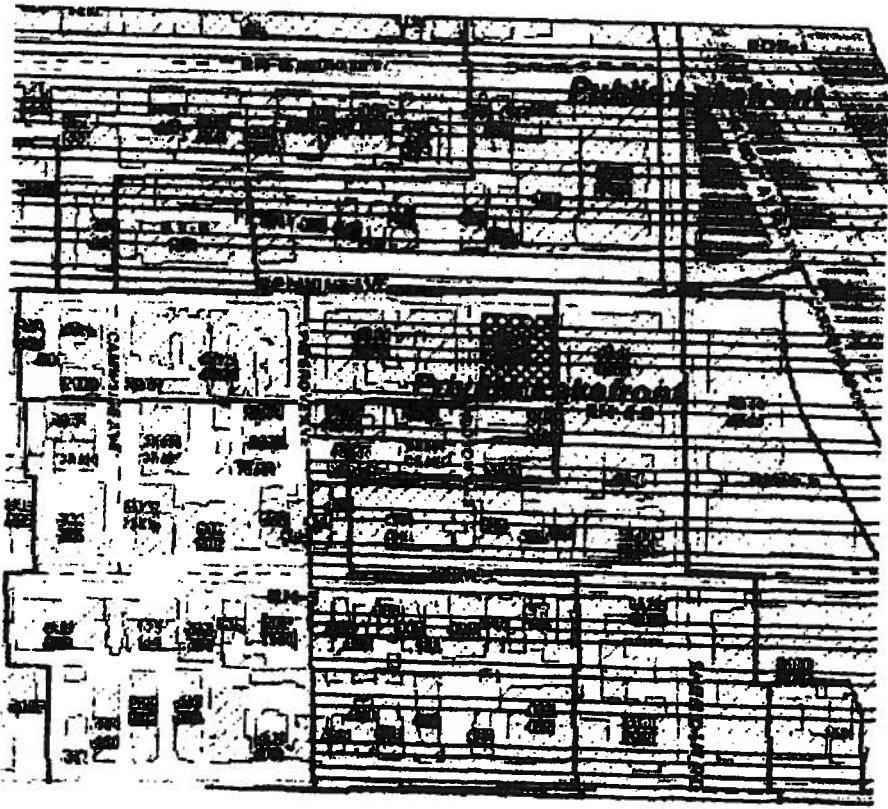
JOURNAL--CITY COUNCIL--CHICAGO

11/1/2006

Existing Zoning Map.



SUBJECT SITE
3111 N HUDSON AVE.
ZONE RM-6

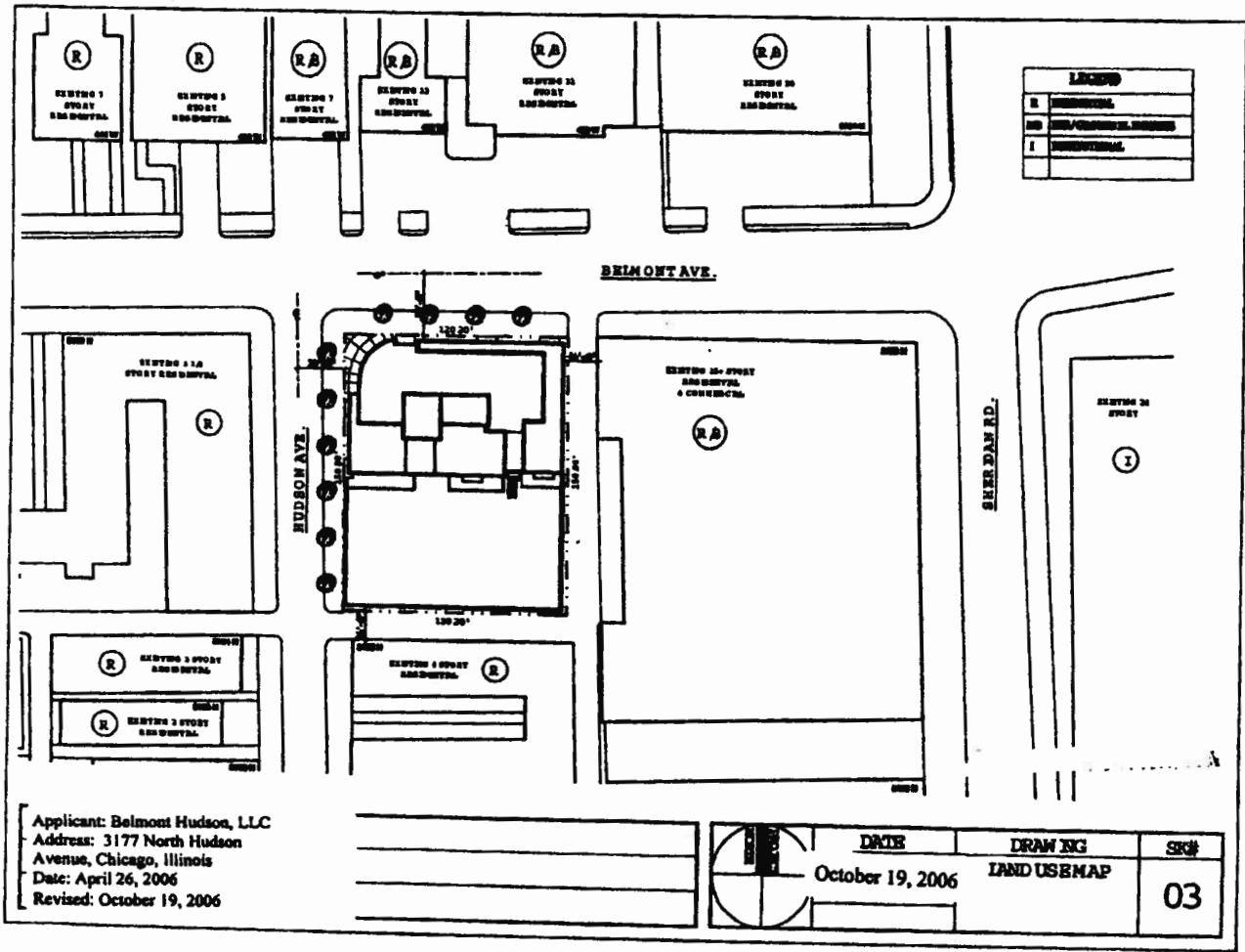


11/1/2006

REPORTS OF COMMITTEES

90411

Land-Use Map.

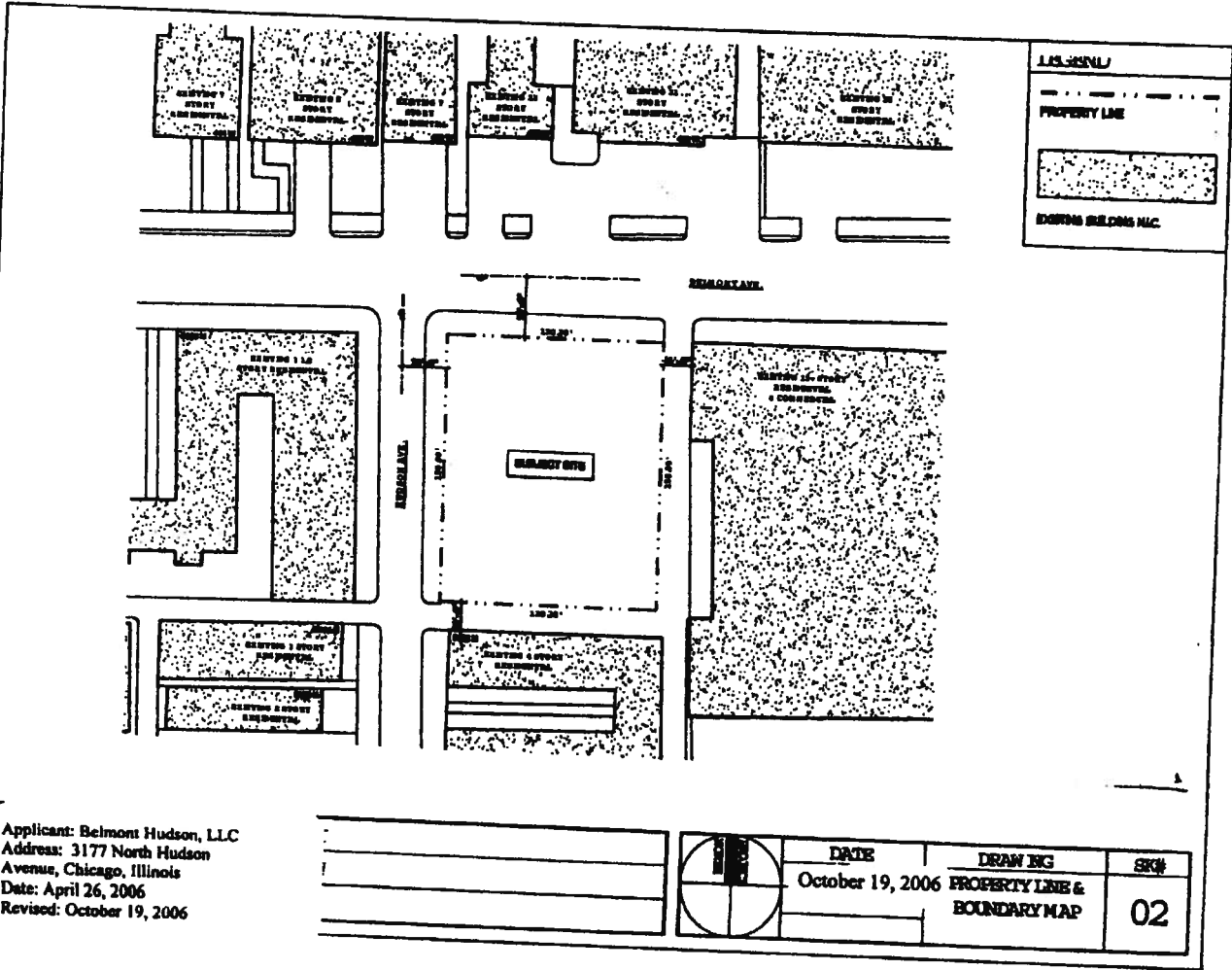


90412


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11/1/2006

Property Line And Boundary Map.



Applicant: Belmont Hudson, LLC
 Address: 3177 North Hudson
 Avenue, Chicago, Illinois
 Date: April 26, 2006
 Revised: October 19, 2006

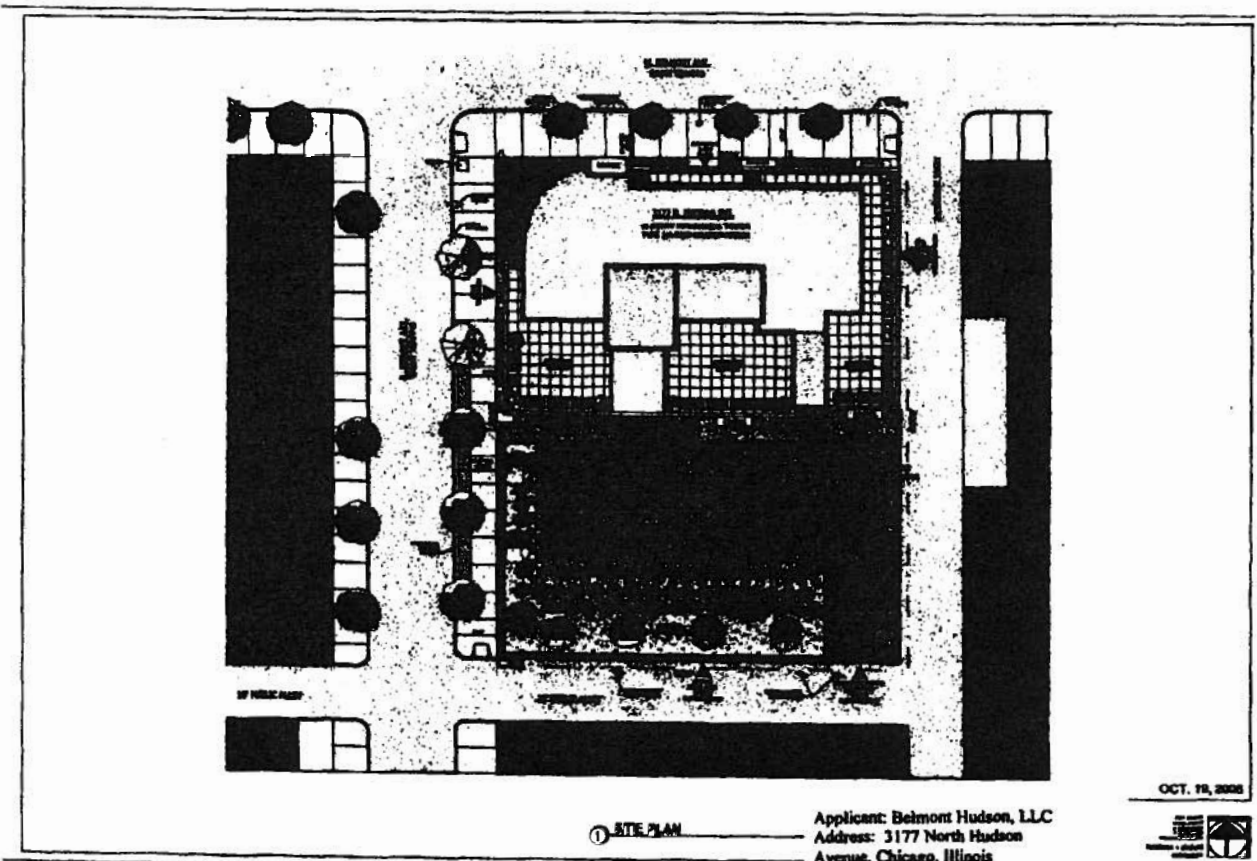
	DATE	DRAWING	SHEET
	October 19, 2006	PROPERTY LINE & BOUNDARY MAP	02

11/1/2006

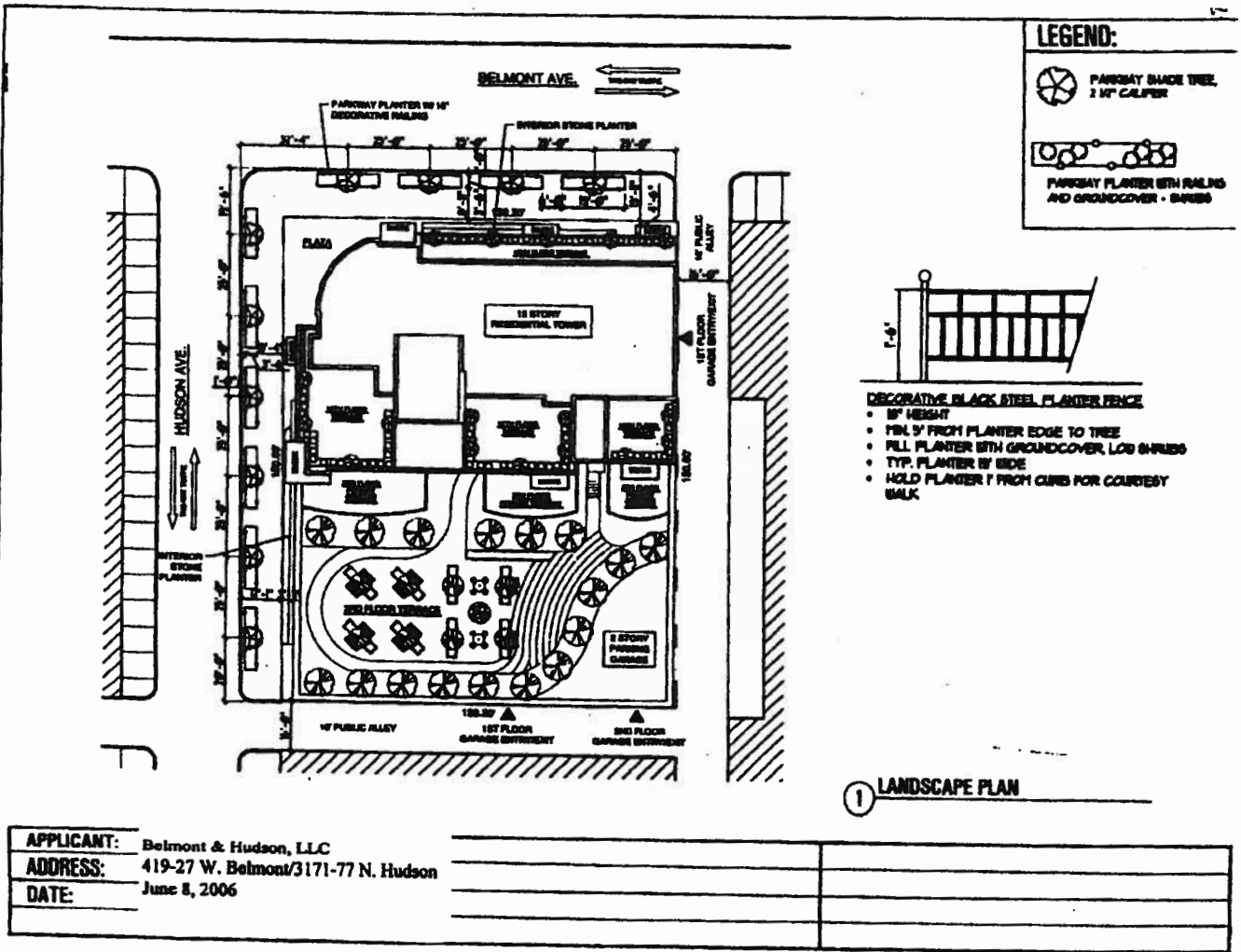
REPORTS OF COMMITTEES

90413

Site Plan.



Landscape Plan.



LEGEND:

PARKWAY SHADE TREE, 2 1/2" CALIPER

PARKWAY PLANTER WITH RAILING AND GROUNDCOVER - BARS

- 1'-6"
- DECORATIVE BLACK STEEL PLANTER FENCE**
- 8" HEIGHT
 - FIN 3" FROM PLANTER EDGE TO TREE
 - FILL PLANTER WITH GROUNDCOVER, LOW SHRUBS
 - TYP. PLANTER 1' SIDE
 - HOLD PLANTER 1' FROM CURB FOR COURTESY WALK

1 LANDSCAPE PLAN

APPLICANT: Belmont & Hudson, LLC
ADDRESS: 419-27 W. Belmont/3171-77 N. Hudson
DATE: June 8, 2006

11/1/2006

REPORTS OF COMMITTEES

90415

Building Elevations.

① North Elevation at Belmont Ave.

② South Elevation at Belmont Ave.

③ East Elevation at Hudson Ave.

④ Existing Bldg. North Elevation at Belmont Ave.

⑤ Existing Bldg. North Elevation at Belmont Ave.

⑥ Existing North West Corner at Hudson Ave.

⑦ Existing Bldg. East Elevation at Hudson Ave.

⑧ Existing South West Corner.

OCT. 18, 2006

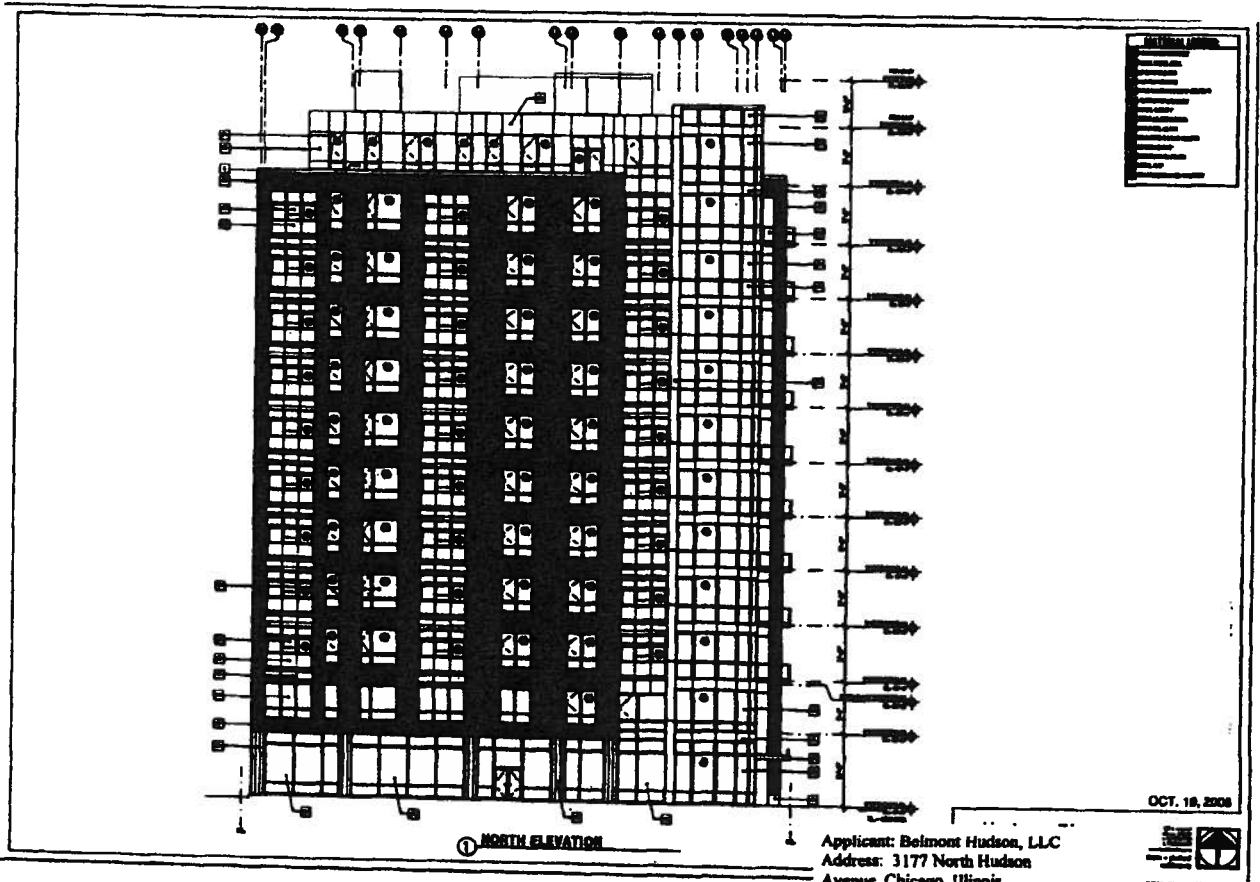
Applicant: Belmont Hudson, LLC
 Address: 3177 North Hudson
 Avenue, Chicago, Illinois
 Date: April 26, 2006
 Revised: October 18, 2006

90416

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11/1/2006

North Elevation.



OCT. 19, 2006



Applicant: Belmont Hudson, LLC
Address: 3177 North Hudson
Avenue, Chicago, Illinois
Date: April 26, 2006
Revised: October 19, 2006

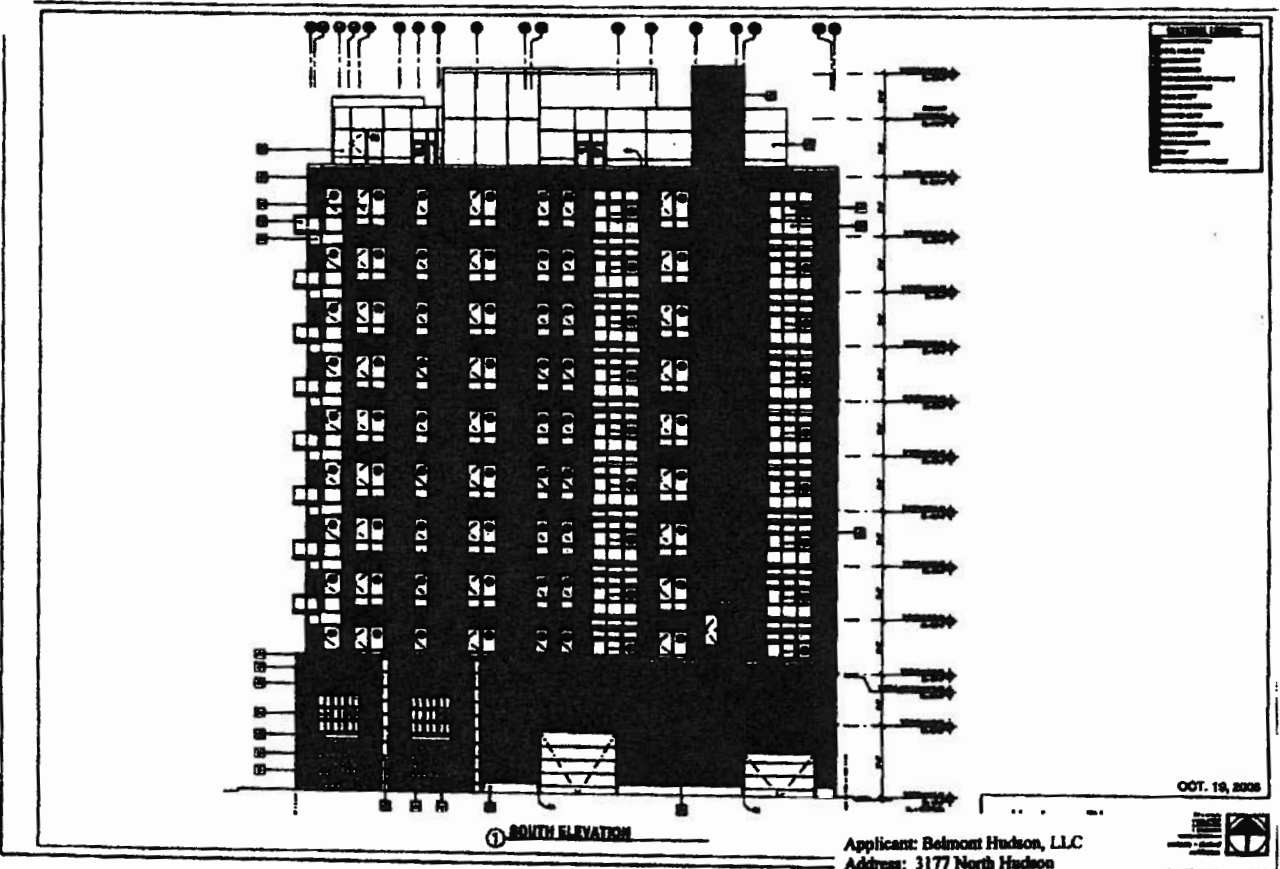
NORTH ELEVATION

11/1/2006

REPORTS OF COMMITTEES

90417

South Elevation.



OCT. 19, 2006



① SOUTH ELEVATION

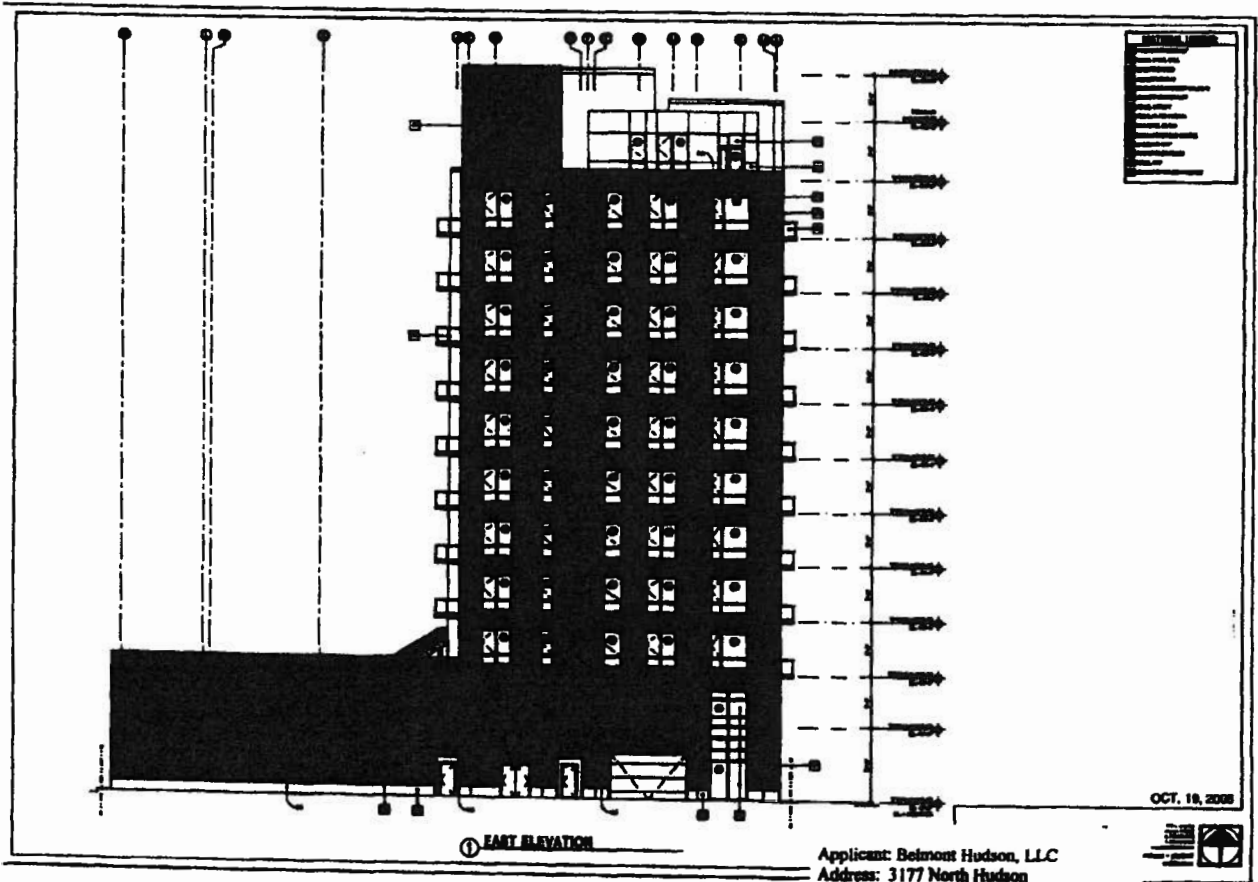
Applicant: Belmont Hudson, LLC
Address: 3177 North Hudson
Avenue, Chicago, Illinois
Date: April 26, 2006
Revised: October 19, 2006

90418

JOURNAL--CITY COUNCIL--CHICAGO

11/1/2006

East Elevation.



OCT. 19, 2006

① EAST ELEVATION

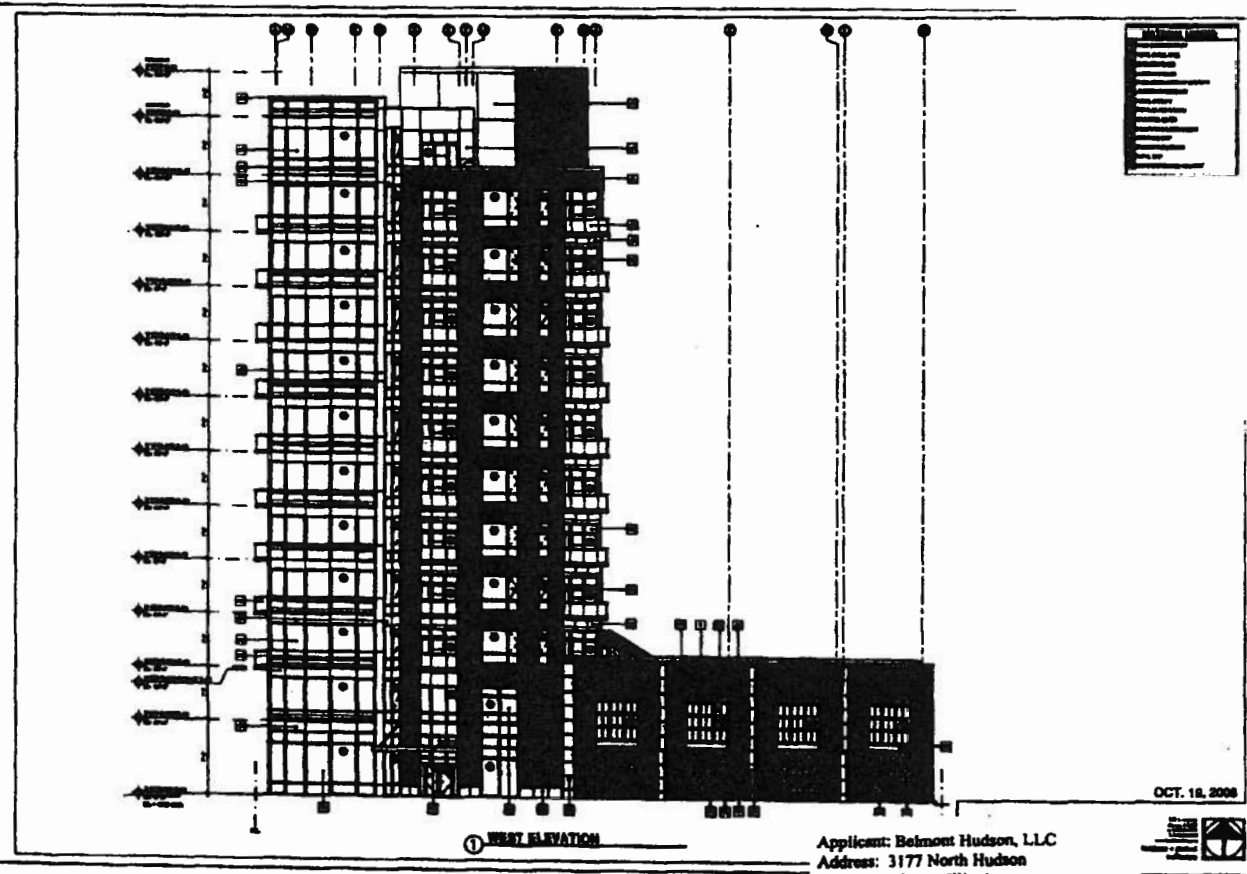
Applicant: Belmont Hudson, LLC
Address: 3177 North Hudson
Avenue, Chicago, Illinois
Date: April 26, 2006
Revised: October 19, 2006

11/1/2006

REPORTS OF COMMITTEES

90419

West Elevation.



① WEST ELEVATION

Applicant: Belmont Hudson, LLC
Address: 3177 North Hudson
Avenue, Chicago, Illinois
Date: April 26, 2006
Revised: October 19, 2006

OCT. 18, 2006

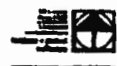


Figure 2.
Map Of Existing Site.

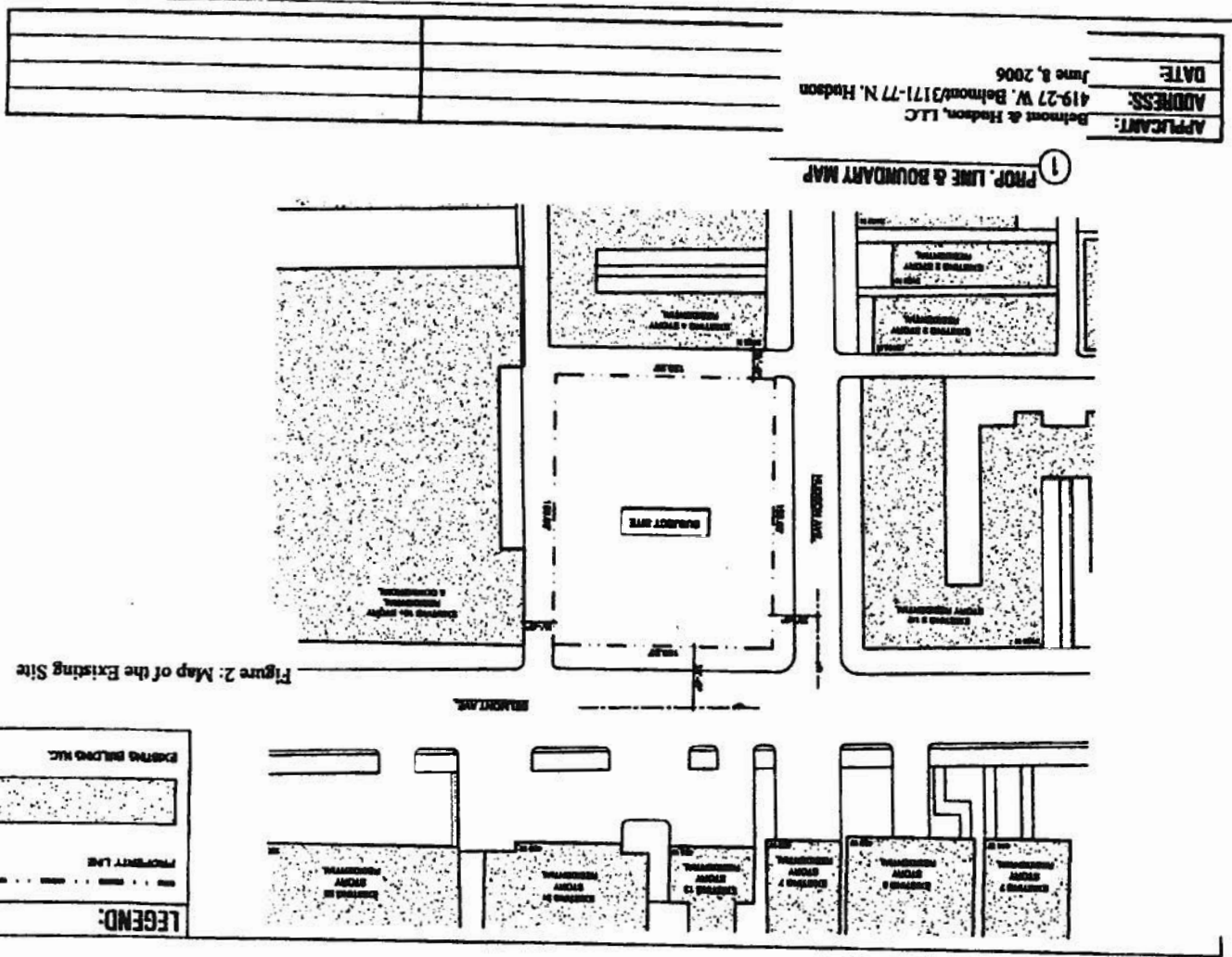


Figure 2: Map of the Existing Site

Figure 3.
Proposed Site Plan.

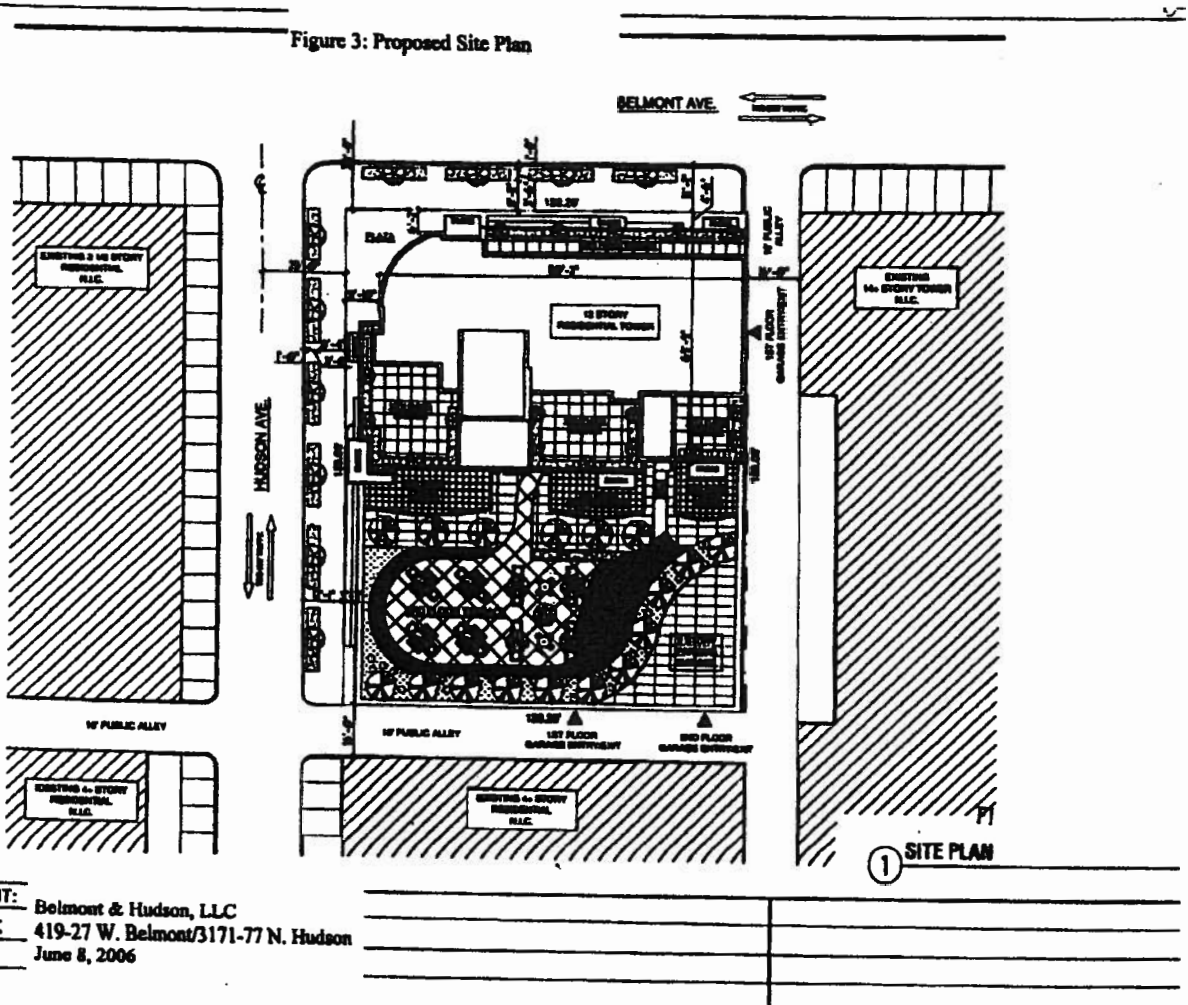


Figure 4.1.

Proposed Floor Plans -- Basement Floor.

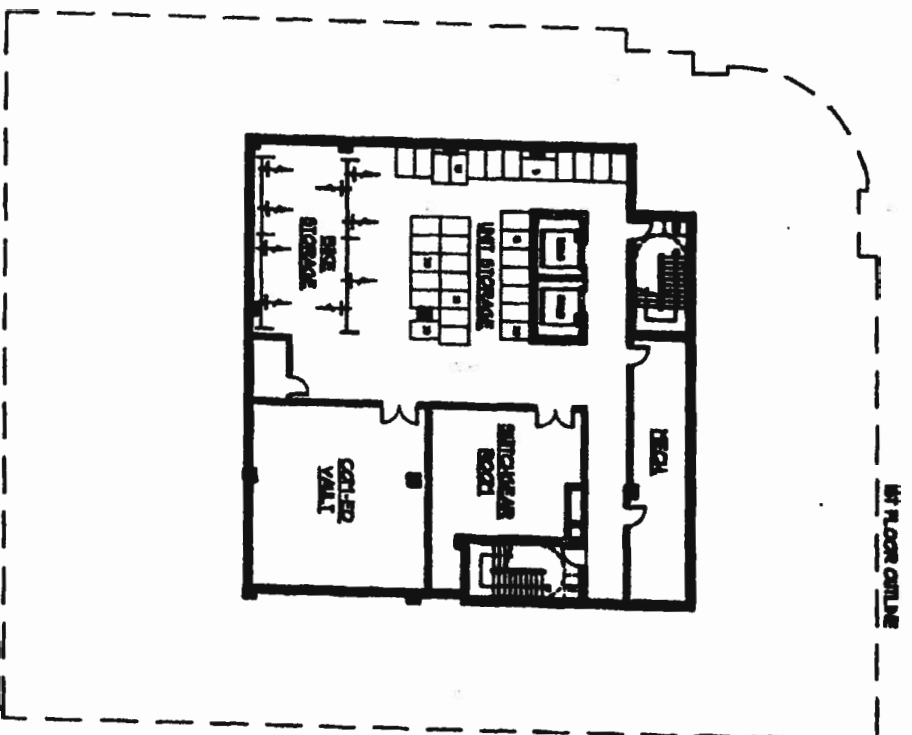


Figure 4.2.

Proposed Floor Plans -- First Floor.

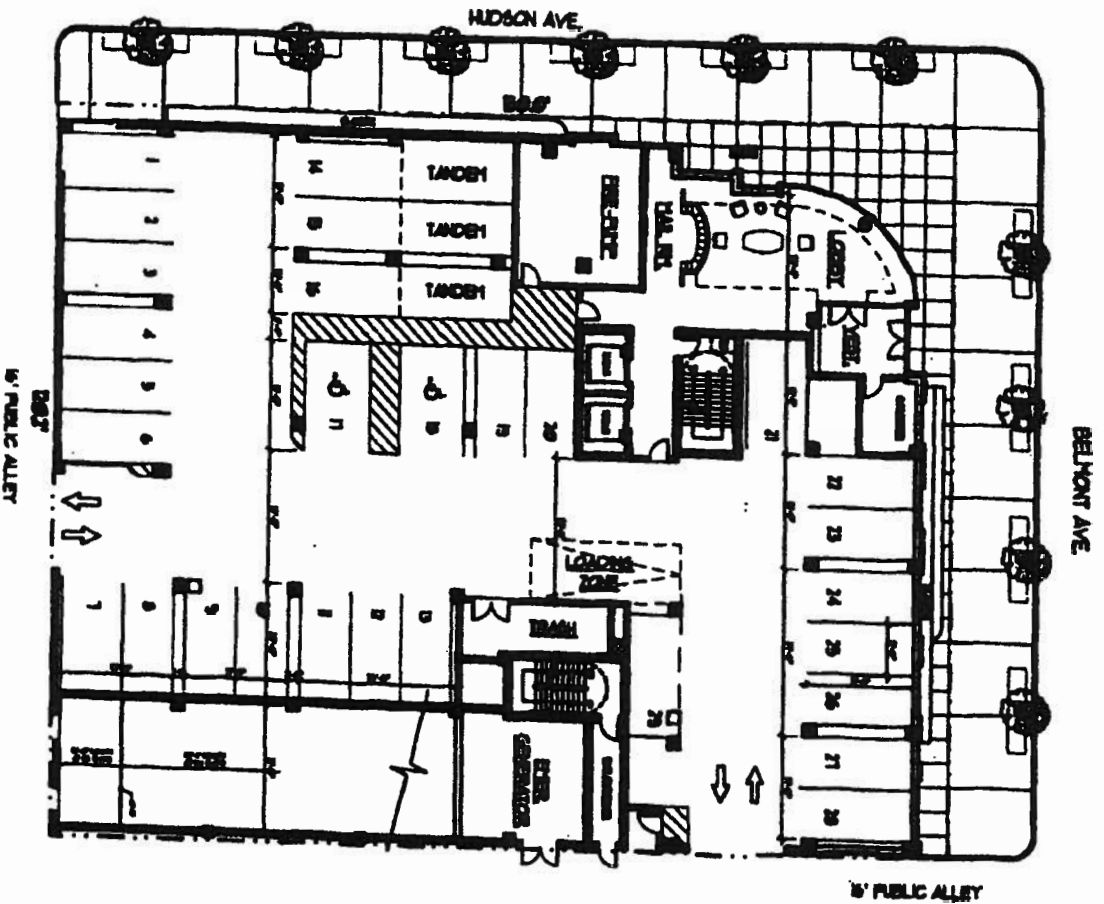


Figure 4.3.

Proposed Floor Plans -- Second Floor.

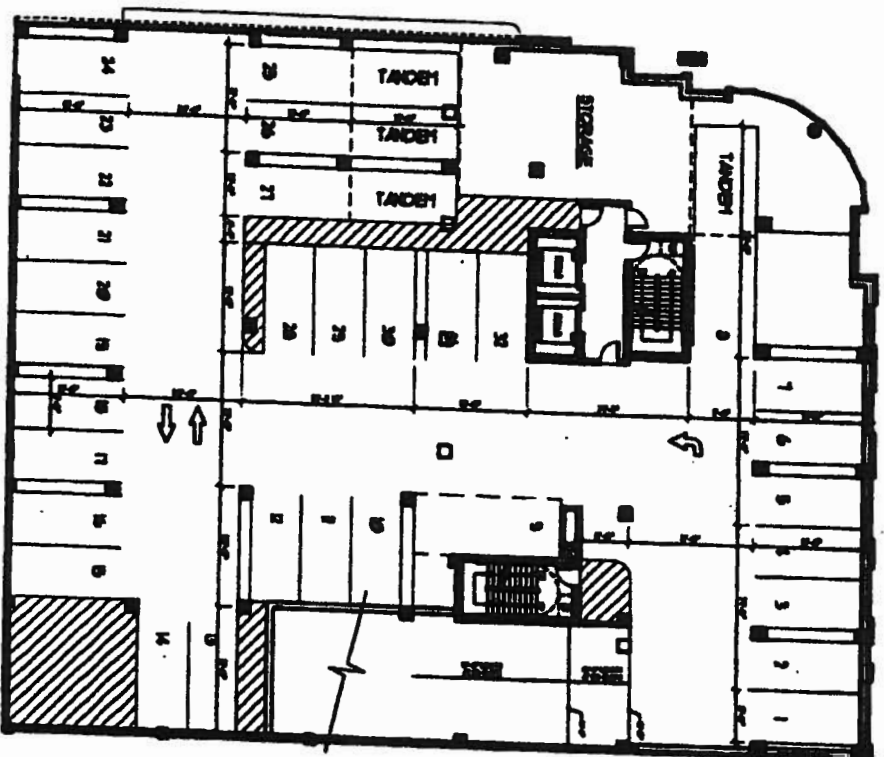


Figure 4.4.

Proposed Floor Plans -- Third Floor.

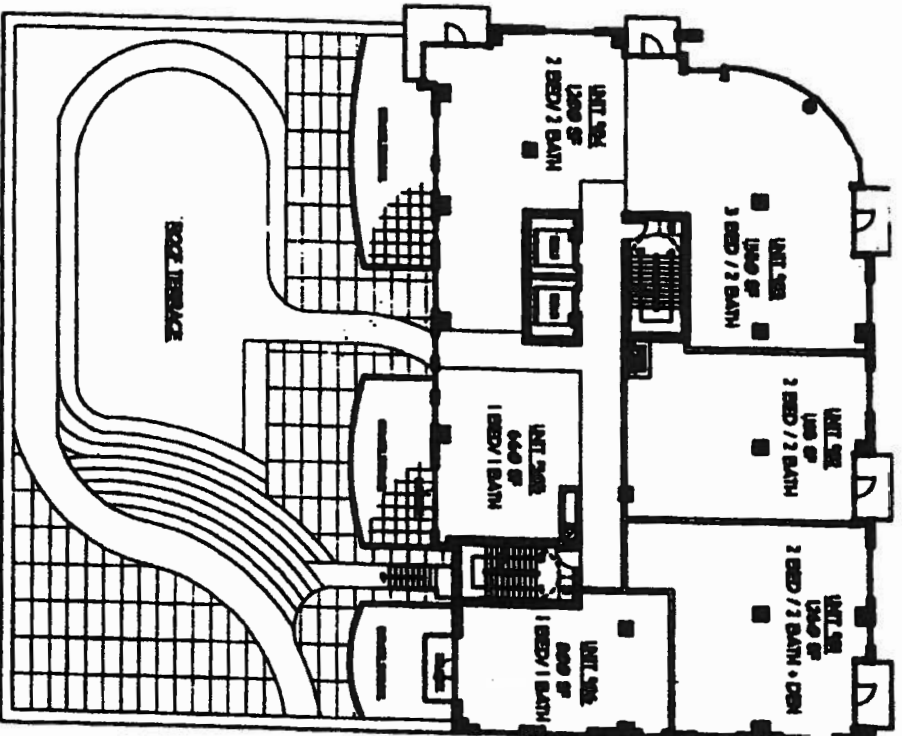


Figure 4.5.

Proposed Floor Plans -- Fourth To Eleventh Floors.

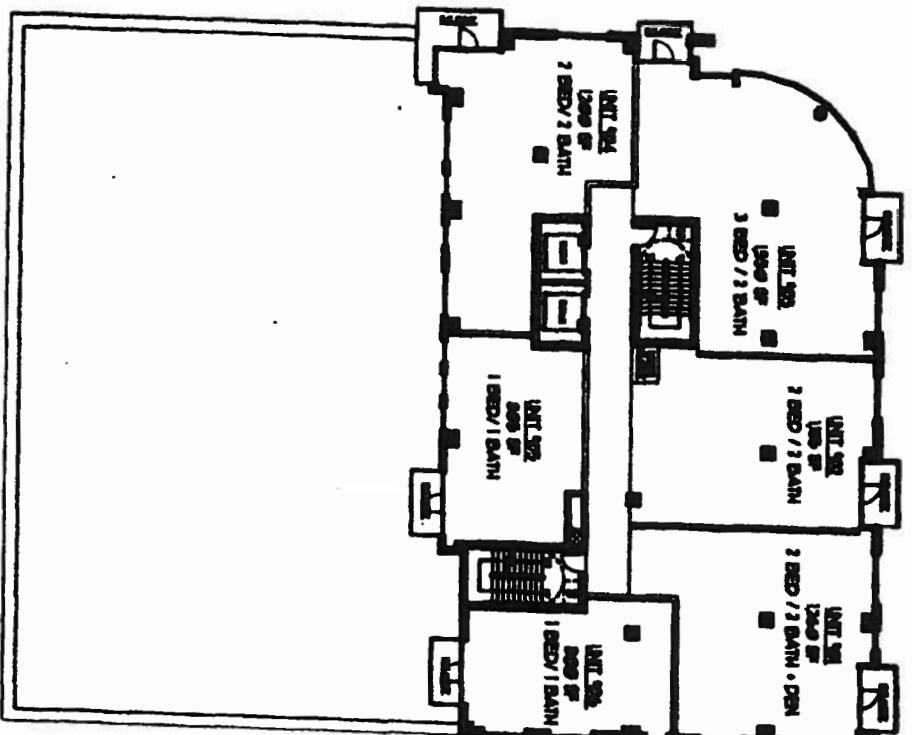


Figure 4.6.

Proposed Floor Plans --Twelfth Floor.

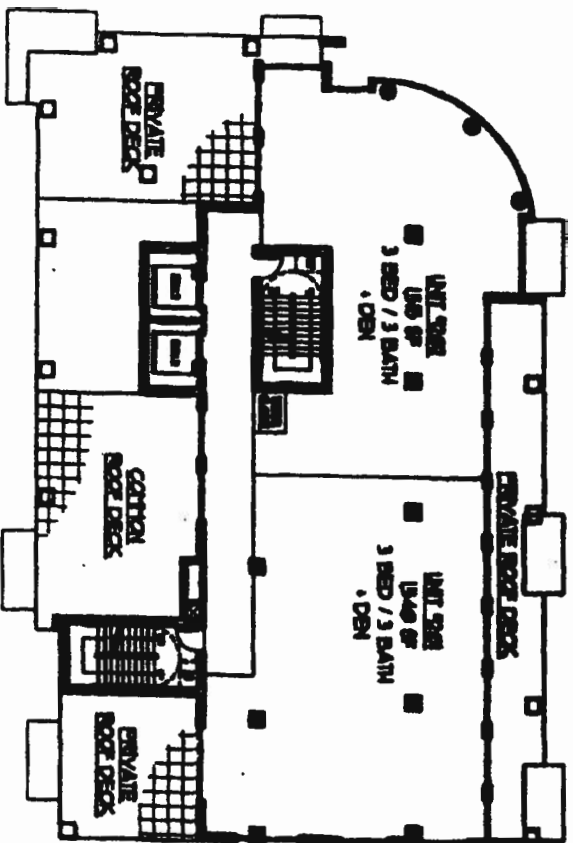


Figure 5.1.
North Elevation.

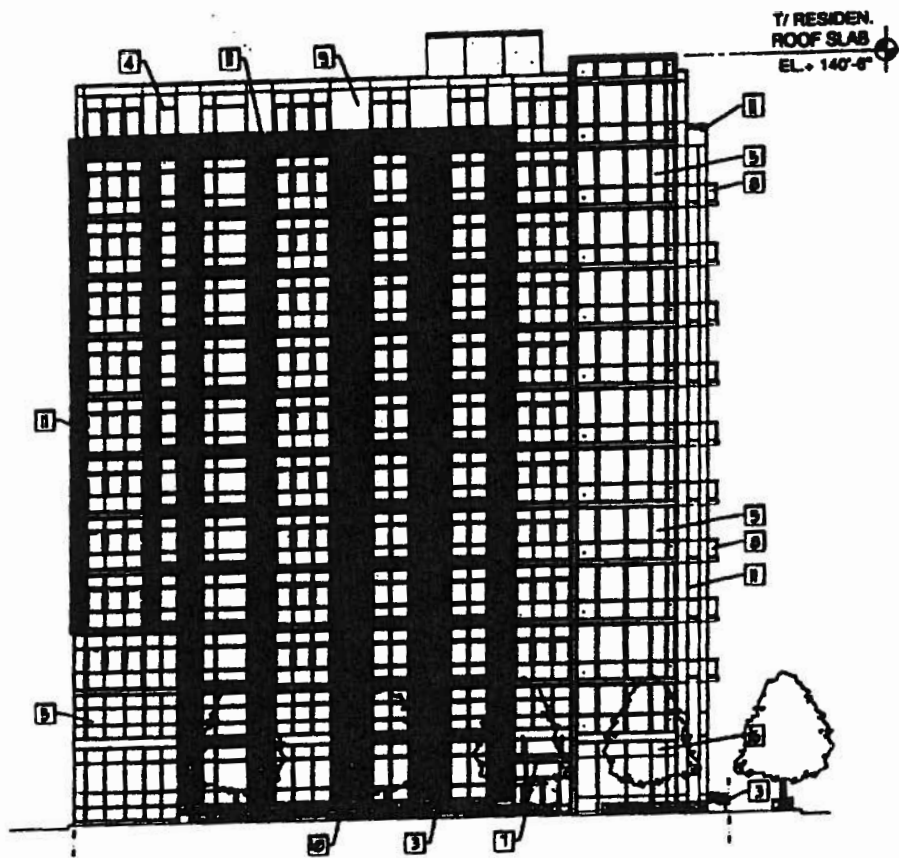


Figure 5.2.
East Elevation.

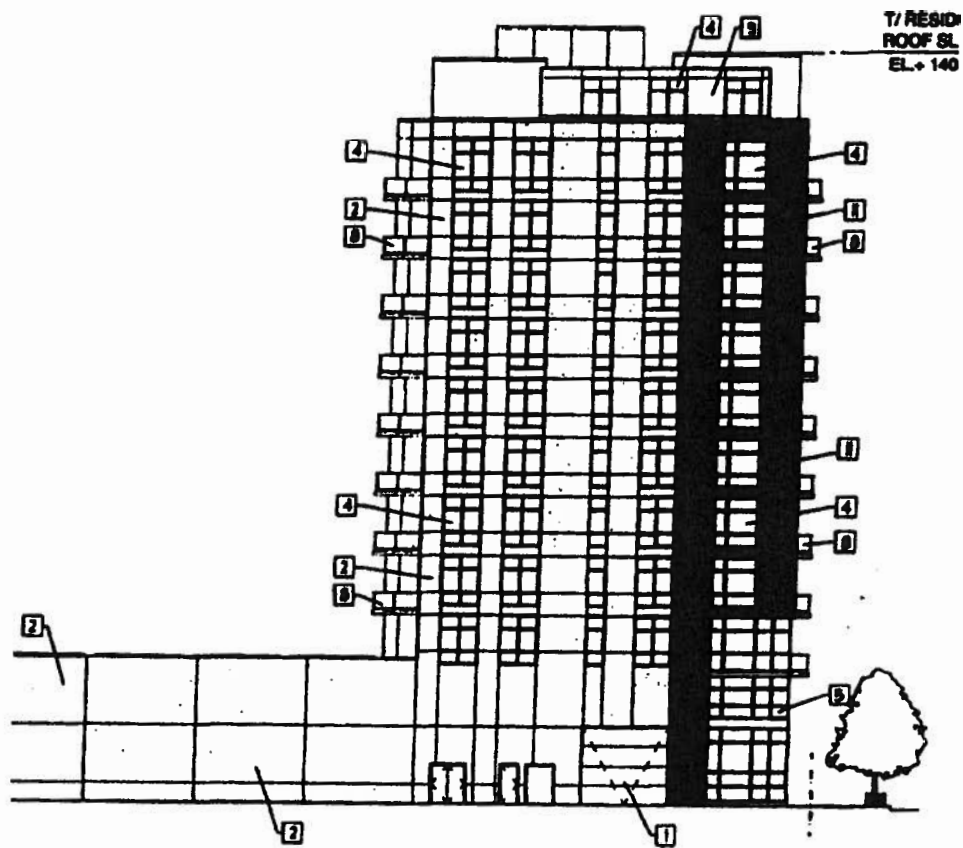


Figure 5.3.
South Elevation.

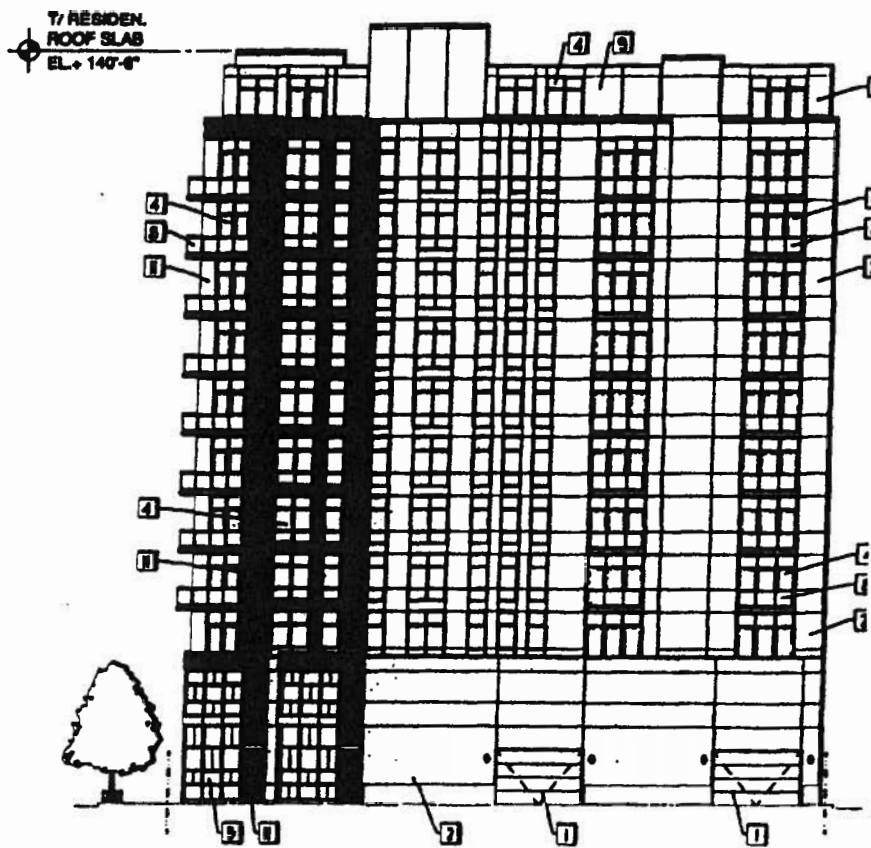
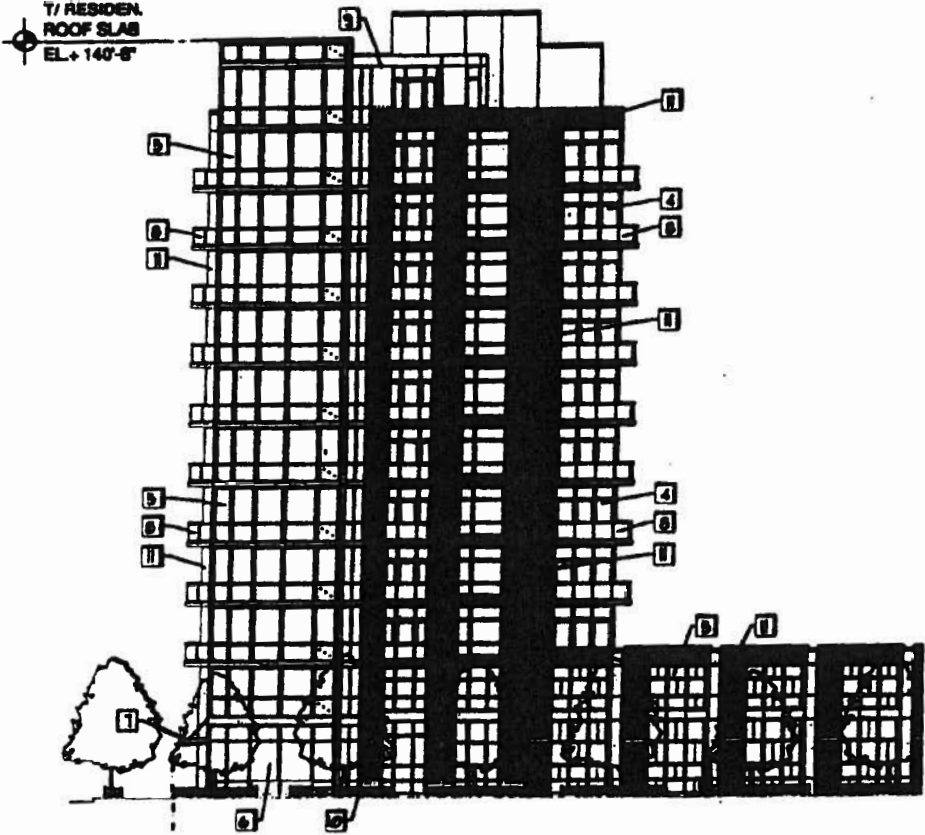


Figure 5.4.
West Elevation.



Green Roof Plan.

